

In order to better manage additional basement dwellings and to respond to citizens' needs for housing, the Borough of Saint-Laurent has adopted regulations designed to permit this type of housing, under certain conditions, in two-family residential buildings and multiplexes. Basement dwellings must follow specified criteria to ensure the health and safety of tenants, as well as sanitation rules.

This bylaw only regulates additional dwellings in basements. This means that a landlord who decides to cease renting a basement dwelling is no longer subject to the criteria listed in this document.

The addition of a basement dwelling requires:

- A construction permit for the work to bring the space into conformance;

### Process

To submit a request for an authorization certificate, the form, "Demande de permis de construction pour des modifications intérieures et/ou extérieures", must be filled in and attached to the required documents. This document must be submitted to the Division des permis et des inspections, located at 777, boulevard Marcel-Laurin.

### Costs

Fees are required to process a request and for a new civic number.

### General provisions

- Only one basement dwelling is authorized per building.
- The additional basement dwelling must conform to the following bylaws: the *Règlement sur le zonage*, the *Règlement sur la construction et la transformation de bâtiments*, the *Règlement sur la salubrité, l'entretien et la sécurité des logements* and the *Règlement sur la protection des bâtiments contre les refoulements d'égout et les inondations*.
- A separate access must be provided to access the additional dwelling. The access can be located inside a common entrance giving access to more than one dwelling.
- In cases where the access door to the additional dwelling is located on the facade, the door must be located below street level, i.e., under the entrance staircase or beside the garage door.
- The access door to the additional dwelling may be located on a lateral wall. For existing buildings, an exterior staircase can be used to access the basement, on condition that it is located at least 1.20m from the side lot line.
- No access is allowed between the additional dwelling and the main dwelling.
- In the case of an exterior access, the additional dwelling must be identified by a separate address.
- No additional parking space can be added for the basement dwelling.

### Single-family home

The addition of a basement dwelling in a single-family home is prohibited. In addition, it is prohibited to create new dwellings of this type of housing in order to rent them.

### Occupant health concerns

An unsafe and unsanitary dwelling can cause serious health problems especially for children and seniors.

Consequently, dwelling safety and sanitation must be ensured to protect the health of occupants.

This means the additional basement dwelling must conform with the *Règlement sur le zonage*, the *Règlement sur la construction et la transformation de bâtiments* (Part 9) and the *Règlement sur la salubrité, l'entretien et la sécurité des logements* regarding the following elements (not a complete list):

- Sufficient area for rooms and spaces;
- Appropriate windows and lighting;
- Adequate ventilation;
- Basic equipment: heating system, functional toilets, etc.

For more information, consult the Infosheet, "Buildings: Dwelling interior configuration standards".

### Dwelling sanitary conditions

In order for a dwelling to be considered healthful, it must conform to the *Règlement sur la salubrité, l'entretien et la sécurité des logements* and the *Règlement sur la protection des bâtiments contre les refoulements d'égout et les inondations* regarding the following elements (not a complete list):

- Installation of non-return valves to prevent backflow;
- Appropriate space maintenance: detecting water infiltration in the dwelling, ensuring openings are leak proof, etc.;
- Absence of mould.

For more information, consult the Infosheet, "Buildings: Housing sanitation and maintenance".



### Dwelling safety

For a dwelling to be considered safe it must conform to the *Règlement sur le zonage*, the *Règlement sur la construction et la transformation de bâtiments* (Part 9) and the *Règlement sur la salubrité, l'entretien et la sécurité des logements* regarding the following elements (not a complete list):

- Escape routes: emergency exits, etc.
- Fire protection: fire barriers, smoke detectors, etc.

### Escape routes

In order to ensure the safety of its occupants, a basement dwelling must be equipped with one of the following means of evacuation:

- 2 exit doors leading to 2 independent exits, each separate from the other.\*
- 1 exit door leading to an exterior passageway or to a common corridor from which it is possible to get to 2 independent exits, each separate from the other.

\* One of the exits can be a window openable from the interior with a minimum clearance width of 55 cm and a minimum height of 1 m. The sill of this window must be located no more than 1.6 m above the basement floor level.

The owner of a basement dwelling occupied by tenants is liable for fines, including chargeable fees if applicable bylaws are not respected.



Information: 311 - [ville.montreal.qc.ca/saint-laurent/infosheets](http://ville.montreal.qc.ca/saint-laurent/infosheets)

#### Legal framework:

Règlement sur le zonage n° RCA08-08-0001

Règlement sur les tarifs n° RCA18-08-1

Règlement sur la régie interne des permis et des certificats n° RCA08-08-0003

Règlement sur la salubrité, l'entretien et la sécurité des logements n° 03-096

Règlement sur la construction et la transformation de bâtiments n° 11-018

Règlement sur la protection des bâtiments contre les refoulements d'égout n° 11-010

Code national du bâtiment (CNB)

**Notice:** Certain specific provisions, not mentioned in this document, may apply. This information sheet has been prepared for the convenience of the reader and has no official status. Text accuracy is not guaranteed. For legal purposes, consult the official French version of the bylaw and all its amendments.